

# Lot 6, Tesco Express, 223 Station Road, West Drayton, London, UB7 7NQ

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold Supermarket Investment

- Entirely Let to Tesco Stores Ltd until September 2031 (No Breaks)
- September 2026 RPI Linked Rent Review rising to a maximum of £108,390 (4.00% compounded)
- Substantial Convenience Store and ancillary accommodation on upper floors
- Site area of Approx. 0.12 Ha (0.295 Acres)
- Rare off-street Customer Parking for 17 vehicles
- Development/Change of Use Opportunities (subject to consents)
- Historic Planning Consent Obtained on the upper floors for conversion to residential
- Prominent road side location at the junction of Station Road and Thornton Avenue

**Lot** 6 **Auction** 7th November 2024

**Rent** £88,772 per Annum Exclusive **Status** Available

**Sector** Supermarket **Auction Venue** Live Streamed Auction

### Location

**Miles** 16 miles west of Central London  
**Roads** M25 (Junction 15), M4 (Junction 4), M40  
**Rail** West Drayton Railway Station (Elizabeth Line)  
**Air** London Heathrow Airport (5 miles)

### Situation

West Drayton is a popular commuter suburb of London with excellent links to Heathrow Airport, via the A408, which is a major employer for the area. The property is prominently situated at the junction of Station Road and Thornton Avenue providing an excellent road exposure. The surrounding area is densely populated with residential accommodation with a local retail parade some 100 metres to the south on Sipson Road. The property is located near by the Platinum Jubilee Leisure Centre which is currently under construction and is on the corner of Harmondsworth Road and Rowleys Place.

### Tenure

Freehold.

### Description

The property comprises a ground floor convenience store with ancillary accommodation at basement, accessed via a hatch, and part first. The other part first and second floors, currently not used by the tenant, are accessible via an external stairwell on the northern side of the ground floor via the flat asphalt roof. The property offers 17 marked car parking spaces with access provided from and to Station Road.

### VAT

VAT is applicable to this lot.

### Planning

The property may lend itself to residential conversion, alternative uses and/or redevelopment, subject to obtaining all the necessary consents and lease agreements. We understand the upper floors have historic approval for residential conversion as per this application 4772/APP/2018/1589. All enquiries should be made with Hillingdon Council. ([www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)) (Phone: 01895 250 230)

### Completion Period

Six week completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx. sq. m.	Floor Areas Approx. (sq. ft.)	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Retail	356.00	(3,822)	TESCO STORES LIMITED (2)	20 years from 23/09/2011 until 22/09/2031	£88,772	22/09/2026 (3)
Basement	Ancillary	73.95	(796)				
First	Ancillary	133.01	(1,432)				
Second	Ancillary	125.62	(1,432)				
<b>Total</b>		<b>688.69 (1)</b>	<b>(7,413) (1)</b>			<b>£88,772</b>	

(1) The floor areas stated above have been provided by the vendor.

(2) Tesco Stores Limited for the year ending 25/02/2023, reported a Turnover of £47,481,000,000, a Pre-Tax Profit of £565,000,000 and a Net Worth of £3,834,000,000 (www.northrow.com)

(3) RPI Linked Rent Reviews subject to 0% and 4% collar and cap. Rising to a maximum of £108,390 per annum (4.00% compounded).



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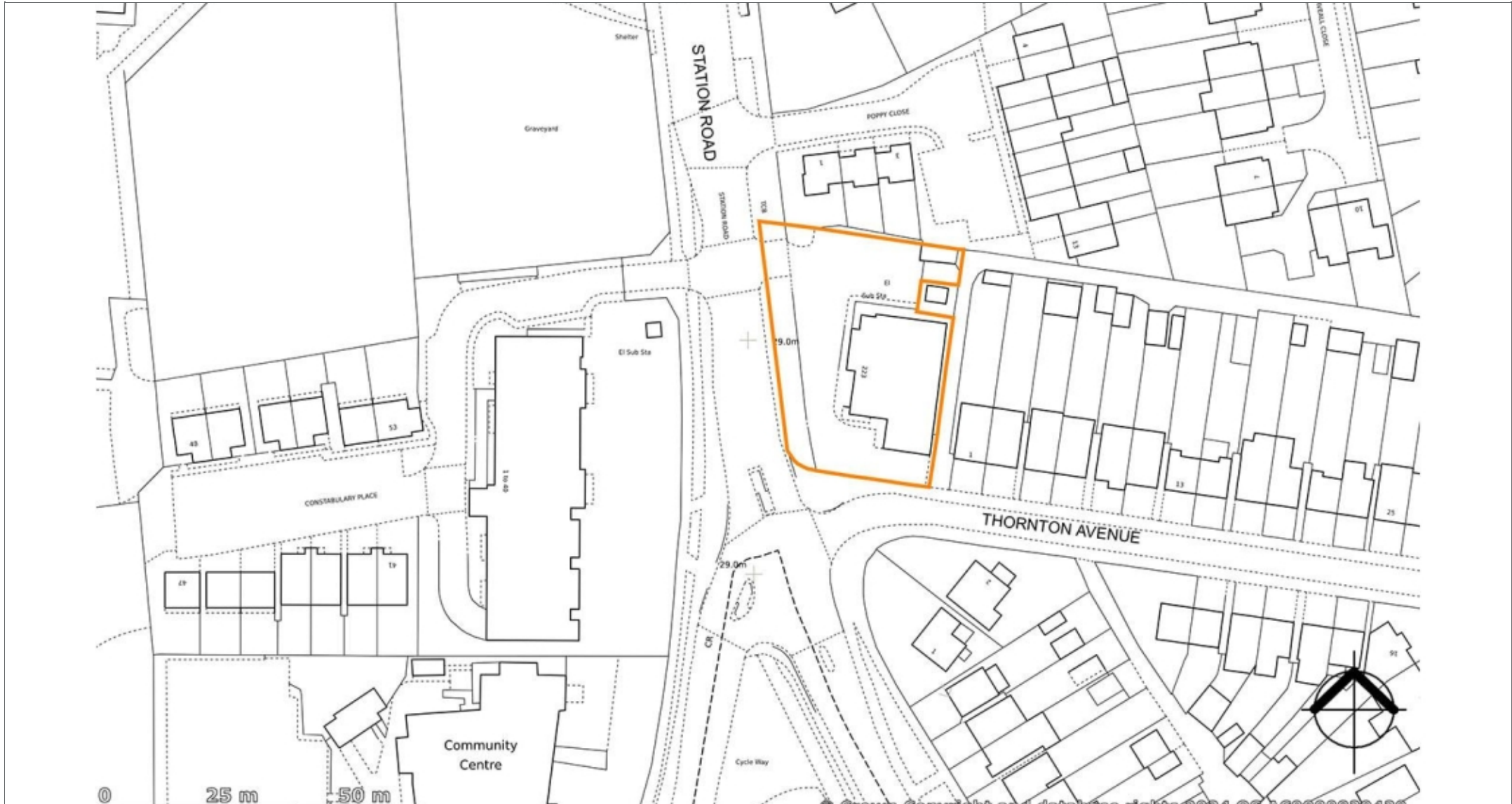




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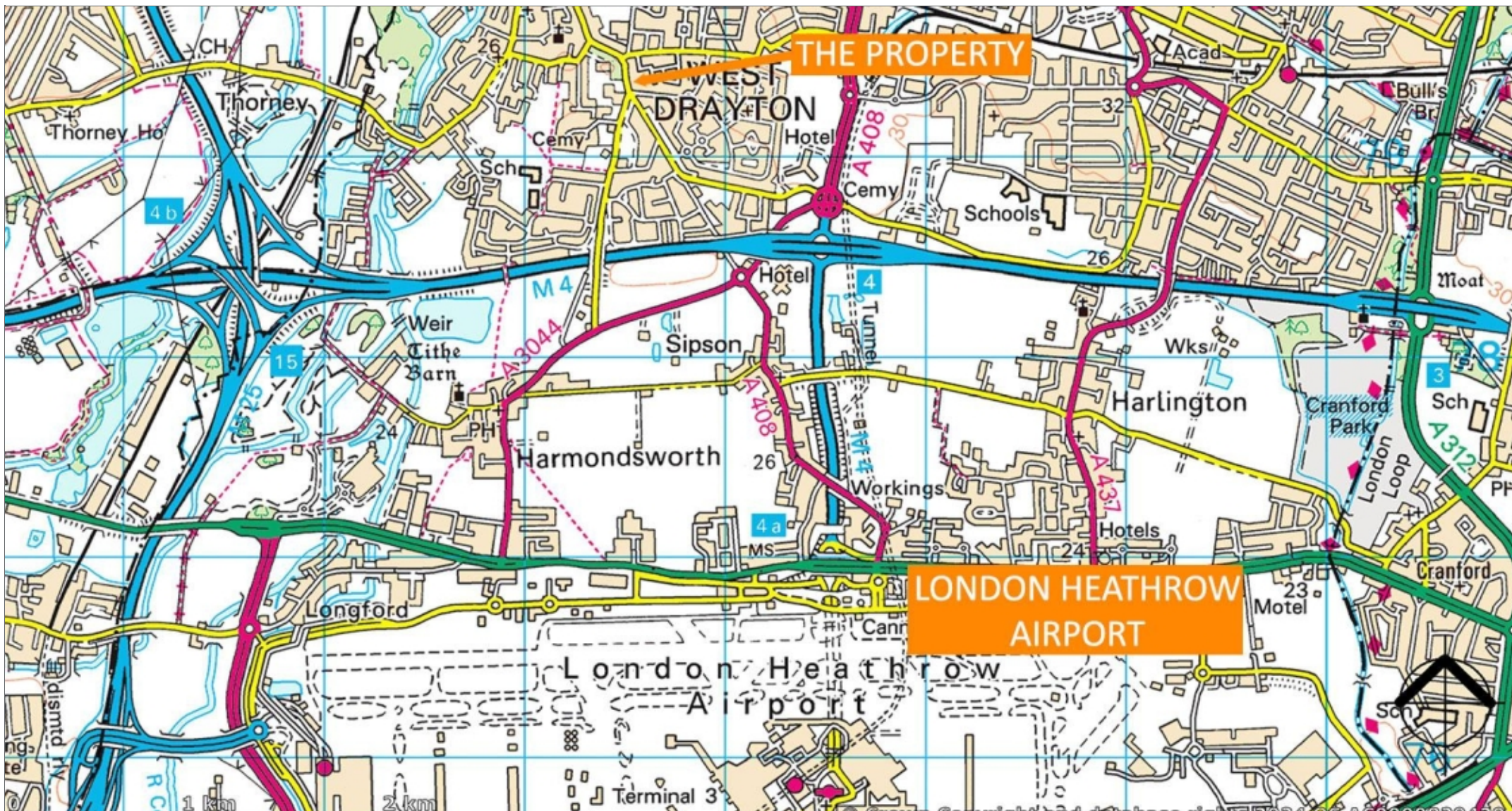




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## Contacts

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2024